085.0	0004	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,000 / 799,000
					USE VALUE:	799,000 / 799,000
					ASSESSED:	799,000 / 799,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WEST COURT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARRAMA TORI
Owner 2:	WEIR KATHRYN
Owner 3:	
Street 1:	15 WEST COURT TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STALKER JOHN & KERI -
Owner 2:	-
Street 1:	15 WEST COURT TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,990 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1849 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4990.000	395,500	4,700	398,800	799,000
Total Card	0.115	395,500	4,700	398,800	799,000
Total Parcel	0.115	395,500	4,700	398,800	799,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.13 | /Parcel: 432.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 085.0-0004-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	348,400	4700	4,990.	398,800	751,900	751,900	Year End Roll	12/18/2019
2019	101	FV	259,700	4700	4,990.	393,100	657,500	657,500	Year End Roll	1/3/2019
2018	101	FV	259,700	4700	4,990.	301,900	566,300	566,300	Year End Roll	12/20/2017
2017	101	FV	259,700	4700	4,990.	284,900	549,300	549,300	Year End Roll	1/3/2017
2016	101	FV	259,700	4700	4,990.	262,100	526,500	526,500	Year End	1/4/2016
2015	101	FV	253,900	4700	4,990.	245,000	503,600	503,600	Year End Roll	12/11/2014
2014	101	FV	244,100	4700	4,990.	225,600	474,400	474,400	Year End Roll	12/16/2013
2013	101	FV	244,100	4700	4,990.	225,600	474,400	474,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6937

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STALKER JOHN &	73368-523	1	9/30/2019		959,000	No	No		
PICARD JEREMY J	61909-168		5/30/2013		725,000	No	No		
BUCCIERI STEVEN	39702-164		6/25/2003		400,000	No	No		
	16076-212		3/1/1985		144,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2014	1290	Solar Pa	1,056					
4/15/2008	356	Dormers	78,650	C		G9	GR FY09	RR DRMR W/ BDROOM
9/8/2005	812	Redo Kit	16,800	C		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2020	SQ Returned	JO	Jenny O
4/7/2009	Measured	372	PATRIOT
9/20/2003	MLS	MM	Mary M
1/13/2000	Mailer Sent		
1/13/2000	Measured	276	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4990		Sq. Ft.	Site		0	70.	1.14	6									398,789						398,800	

Total AC/HA: 0.11455 | Total SF/SM: 4990 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 398,789 | Spl Credit | Total: 398,800

PRINT

Date	Time
12/10/20	21:38:01

LAST REV

Date	Time
09/28/20	09:23:01

apro

User Acct

53667

GIS Ref

GIS Ref

Insp Date

04/07/09

!6937!

USER DEFINED

Prior Id # 1:	53667
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21787453
Const Adj.:	1.02900207
Adj $ / SQ:	156.649
Other Features:	116899
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443377
Depreciation:	47885
Depreciated Total:	395492

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

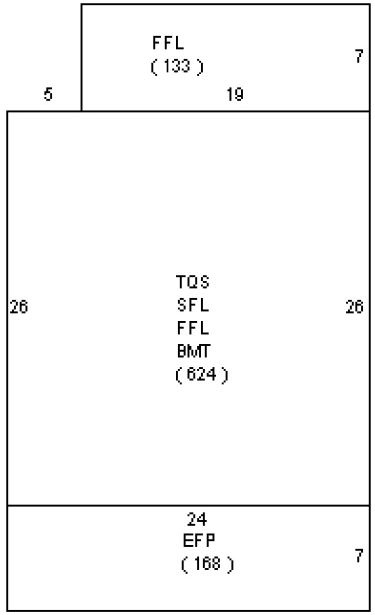
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.65
Special Features:	0	Val/Su Net:	149.75
Final Total:	395500	Val/Su SzAd	213.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	757	156.650	118,584
BMT	Basement	624	46.990	29,325
SFL	Second Floor	624	156.650	97,749
TQS	3/4 Story	468	156.650	73,312
EFP	Enclos Porch	168	44.690	7,508

Net Sketched Area:	2,641			Total:	326,478
Size Ad	1849	Gross Are	2797	FinArea	1849

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0004-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700